

Sanpete County Planning Commission Meeting

November 9, 2011, 6:30 P.M.

Sanpete County Courthouse, 160 North Main, Room 101, Manti, Utah

Present are: Planning Commission Chair Gene Jacobson, Steve Anderson, Thell Stewart, Leon Day, Joe Nielson, Sanpete County Zoning Administrator Scott Olsen, and Sanpete County Clerk Sandy Neill. (Mary Anderson, Paul Rasmussen and Darwin Jensen are excused.) Commissioner Steve Frischknecht is also present. Bryon Glathar is present from the media.

Meeting is called to order by Chair Gene Jacobson.

JEREMY KING: APPROVAL FOR PLAT OWNERSHIP CHANGE AT TEOTWAWKI SUBDIVISION

Jeremy King is present. The only change for this subdivision is a change of ownership. The property is located just outside Spring City limits. Motion is made by Thell Stewart to approve the plat ownership change to Jeremy King for the Teotwawki Subdivision. The motion is seconded by Leon Day, and the motion passes.

APPROVAL FOR A CODE AMENDMENT TO THE LAND USE ORDINANCE CHANGING DWELLING SIZE REQUIREMENTS

Leon Day states that the international residence code specifies the minimum room size, which could allow a dwelling as small as 200 square feet. Discussion is held as to removing the minimum dwelling size as long as the dwelling meets all codes. Thell Stewart is concerned that building outside of city limits could cost at least \$75,000 by the time property is purchased, a well is drilled, and a septic system is in place. If the code is amended, could a smaller dwelling be allowed in the buffer zones only? The lots can be smaller, and utilities may be easier to obtain. Joe Nielsen states that a lot of people can afford a 5 acre lot, and although not many will want to build a small house, some may. Should we prevent them from making this choice? Steve Anderson sees some value in the ability to build these smaller dwellings. It could work well in a cluster subdivision. Wanda Terry states if you buy the ground and pay the taxes, you should be able to live in the size of home you can afford. She lives in a trailer, and states that it was up to code when it was purchased. She feels the newspaper has labeled her as trailer trash. Matt Nielson asks if changing the code to 24 x 24 would be okay. Jeremy King is in favor of dropping the size requirement. He is also in favor of the cluster subdivisions. Commissioner Steve Frischknecht wants the fair housing act to be reviewed before a decision is made. Decision is made assuming they are within the fair housing act with the 24 x 24. Matt Nielson understood the reason for the dwelling size requirement was because trailers that were built with low code requirements were being brought into the county.

Motion is made by Leon Day to approve a code amendment to the Land Use Ordinance changing dwelling size requirements to 24 x 24. The motion is seconded by Joe Nielsen, and the motion passes.

DISCUSS STATUS OF SPRING CITY BUFFER ZONE

Mayor Barnes states an extension has been requested until January on preparing a proposal for a buffer zone. Good progress has been made. Steve Anderson states that the buffer zone does not necessarily need to be a half mile wide. Each community needs to meet their needs when designing the buffer zone. Some areas might not need the half mile where other areas need more than a one half mile. The planning commission wants Spring City to do what's right for them. They are okay with the extension of time in completing the buffer zone. Jeremy King asks how a buffer zone would affect his property. Buffer zones work with both city and county to make a transitional fit. Discussion is held as to the county matrix versus buffer zones and how the buffer zone affects the county matrix. The buffer zone must meet the requirements of the matrix. If the city comes with something different than what the county has, the new zone must go through a public meeting process for approval; first with the Planning & Zoning, and then to the County Commission for approval for any changes to the county buffer zone. Mr. Watson asks if they put a buffer zone around Spring City, will the city have the right to add or delete from the matrix? Gene Jacobson commented that a buffer zone sets up the measures as to how the land can be developed. The planning commission's mission is to work towards growth closer to the cities and have an even expansion. Mayor Barnes states if we allow some leeway, the people will be happier as they create their buffer zone. Leon Day states the General Plan allows for road corridors for the future to be set up. Any development would need to fall within the road corridor. The planning commission commits to work with Spring City to the best of their ability to create this buffer zone.

DISCUSSION OF CHANGE TO LAND USE ORDINANCE AND SUBDIVISION ORDINANCE

Scott Olsen discusses proposed housekeeping changes to the subdivision and land use ordinances.

APPROVAL OF 2012 SCHEDULE

Motion is made by Leon Day to approve the Planning Commission schedule for 2012. The motion is seconded by Joe Nielson, and the motion passes.

APPROVAL OF MINUTES

Motion is made by Joe Nielson to approve the Planning Commission minutes of September 14, 2011 and October 13, 2011 with no corrections. The motion is seconded by Thell Stewart, and the motion passes.

Discussion is held as to the road requirements when developing.

With no further business before the Planning Commission, motion to adjourn is made by Thell Stewart. The motion is seconded by Joe Nielson, and the motion passes.

The meeting is adjourned at 8:30 P.M.